



COLEBROOK PRIORY, 330-332A PRIORY ROAD, SHIRLEY, SOLIHULL, B90  
1BQ

DEVELOPMENT, RESIDENTIAL FOR SALE | 6,236 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Freehold site consisting of three dwellings on a site area of 1.05 acres. Potential development and change of use STP

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- Freehold
  - Three Existing Dwellings
  - Various Outbuildings
  - Two Access Points
  - Development Potential
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## DESCRIPTION

The site comprises of a broadly rectangular freehold parcel of land, with mature trees and vegetation. The plot is currently comprises of three separate dwellings, 330, 332 and 332a Priory Road as well as further outbuildings extending to approximately 1,566 ft<sup>2</sup>.

The main house at 332 Priory Road, has been recently given a grade II listing for its architectural interest.

We understand that a previous planning application was supported by the local council to create an additional 4 dwellings within the curtilage of the site however this has since been withdrawn.



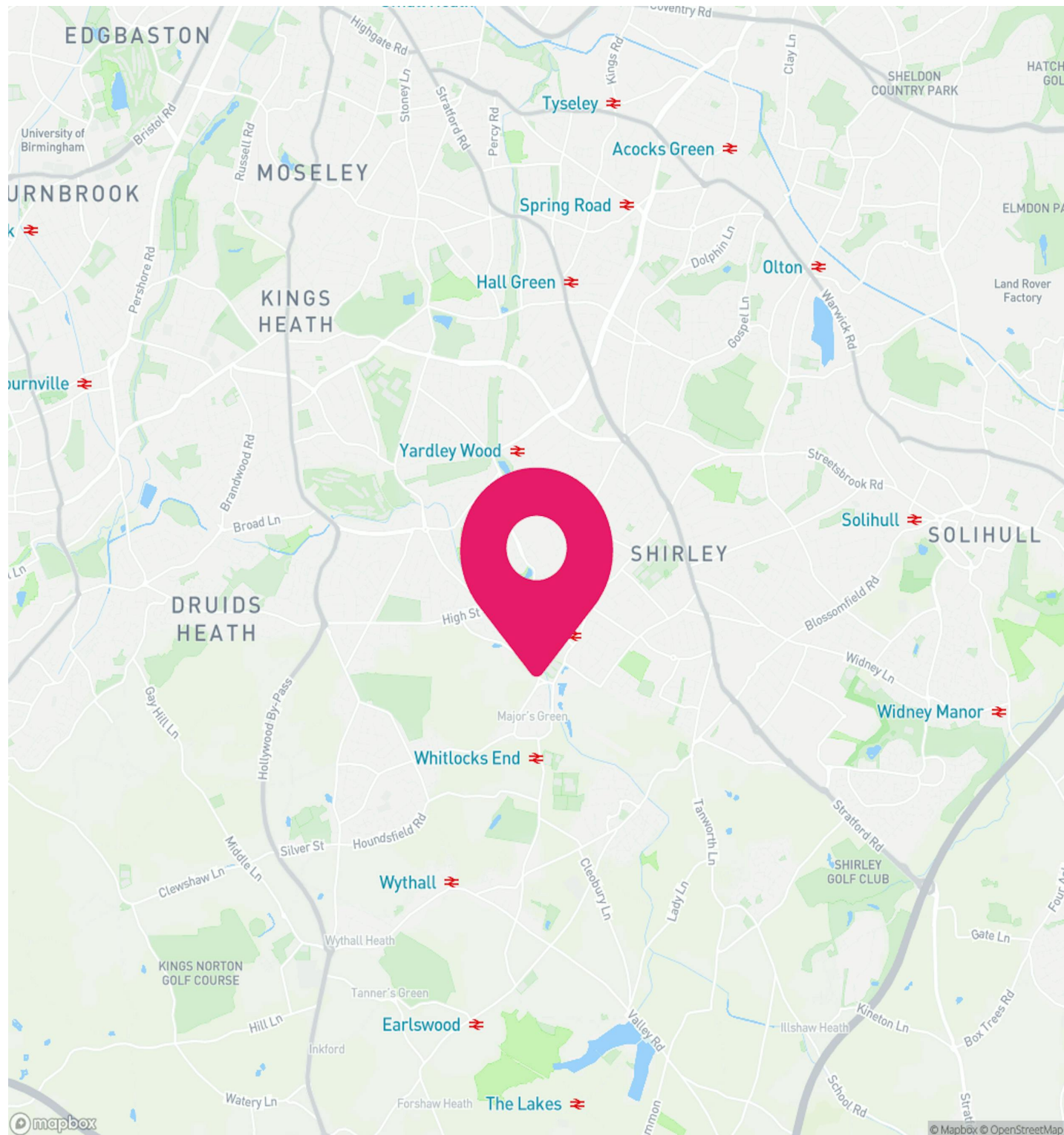
## LOCATION

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Colebrook Priory is located along Priory Road within the Shirley, Solihull area. Solihull is a desirable residential location with access to excellent transport links and local schooling.

The location provides easy access to Shirley and Solihull centres, Shirley train station is nearby providing direct routes to Birmingham city centre.

The Stratford Road (A34) is located nearby and provides dual-carriageway access to J4 of the M42 Motorway providing access to the national motorway network, Birmingham International Airport (7 miles) and Birmingham International Train Station (8 miles).





## AVAILABILITY

Name	sq ft	sq m	Availability
Building - 330 Priory Road	1,151	106.93	Available
Building - 332 Priory Road	2,572	238.95	Available
Building - 332a Priory Road	947	87.98	Available
Building - Outbuildings	1,566	145.49	Available
<b>Total</b>	<b>6,236</b>	<b>579.35</b>	

## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof / source of funding to satisfy anti-money laundering protocols.

## SERVICES

We understand that all mains services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Price on application

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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